

**VILLAGE OF BARRINGTON HILLS
PLAN COMMISSION MEETING
SEPTEMBER 12, 2005**

The regular meeting of the Village of Barrington Hills Plan Commission was called to order by Chairman Bosworth at 7:35 p.m.

Plan Commissioners Present: Kenneth Bosworth, Chairman

Patrick Hennelly
Joseph Messer
James O'Donnell
Thomas Roeser
Michael Schmechtig
David M. Stieper

Absent: Peter Grande
Lou Anne Majewski

The Attendance Sheet is attached and made part of these Minutes.

PREVIOUS MINUTES: Commissioner Schmechtig made the motion, seconded by Commissioner Stieper, to approve the **August 8th** Minutes. Motion carried by voice vote. Commissioner Schmechtig made the motion, seconded by Commissioner Hennelly, to approve the **August 29th** Special Meeting Minutes. Motion carried by voice vote.

COMPREHENSIVE PLAN REVISION: Lee Brown from Teska Associates, Inc. distributed copies of an initial draft of the Comprehensive Plan, with the intent for the Commissioners to review additions, deletions and revisions to the original text. He noted that it did not include all of the graphics intended for the final edition. The assignment would be for the Commissioners to review the draft to determine whether it identifies the primary issues that face the Village and their resolution.

Mr. Brown noted that there were some modifications to the **Goals and Objectives**, starting on Page 9, by stating certain conceptual goals and objectives. He asked that the Commission continue to refer to the reason for the revision, as far as its impact on density, existing conditions, and the promotion of the following objectives:

- * Sustain a natural environment
- * Sustain a sensitive environment
- * Sustain an equestrian lifestyle.

Referring to the third objective, Mr. Brown noted that even those residents that are not interested in an equestrian lifestyle have chosen to live in Barrington Hills in a manner

similar to non-golfers choosing to live in a golf course community, being drawn to the positive consequences of that amenity. He saw the goal of the revised Plan as distinguishing Barrington Hills as stewards of this “incredible environment.”

Mr. Brown made specific reference to **Environmental Corridors** on **Page 22** which focuses on waterways and related ecosystems within the Village, noting in the second paragraph “... it is wise to identify how and where the corridor’s natural balance might be threatened and to mitigate adverse impacts if possible.”

Responding to a question from Chairman Bosworth, Mr. Brown said he was in contact with Janet Agnoletti of BACOG to discuss their current study of the aquifers in the area.

Referring to Page 31 on **Land Use** and its related map, Mr. Brown asked that the Commission consider whether they thought there was a need to expand any of the eight Focus Areas or to create additional ones. He also asked them to consider how they want to address land use of peripheral property with the possibility of higher density where deemed appropriate. Mr. Brown added that the Village needed to continue to exercise its authority to identify land uses within 1-1/2 miles of its border. Referring to the **Land Use Map** (Exhibit X), he said the text would have to be very specific that these are future land use designations. After a discussion on the individual Focus Areas, consideration was given to expanding Focus Area 5 south to Bolz Road.

Mr. Brown made reference to **Best Equestrian Practices** on **Page 39** and the need to be able to enforce good horse keeping practices that will safeguard surface and groundwater, ultimately having a positive influence over the entire community.

The Commission was also of the consensus that the best equestrian trails were in the Forest Preserve and that a concerted effort should be made to continue promoting that designation. Mr. Brown also said that all of the Reaches (watershed sub-areas) should make reference to the need for extending the existing trail system through them. A discussion followed as to whether it was advisable to include a trail map in the Plan, distinguishing the ownership of the trails but not the properties or specific locations. It was the consensus of the Commission to include some such map of the trails and that the matter should be brought before the Equestrian Commission for their consideration.

Briefly discussing the **Threat of Disconnection** on **Page 41**, Mr. Brown thought the current text was a little ambivalent and suggested that it should be addressed as an affirmative position.

In the **Roadways and Trails** section, **Page 42**, Mr. Brown thought some roads still needed to be designated a higher status, such as scenic. He also thought this section could stress continuation of the equestrian trail system within the Village.

Reiterating, Mr. Brown asked within the next two weeks that the Commission review the draft and consider the following:

- Is there a need to expand Area 5 south to Bolz Road.
- Do Forest Preserves need to be a specific Focus Area of designation?
- Is there a need for additional land use areas outside the Village, even if unincorporated?
- Continue to think about whether other areas are special or critical.
- Does the draft express the essential theme and thread that holds this community together?
- Is there any content that is opaque, off point, unnecessary, etc.?

A Special Meeting was scheduled for 7:30 p.m. September 26th at the Village Hall.

OTHER BUSINESS / Moroianu Estates: Terry Van Alstine from Charles A. Mionske, Inc. came before the Commission seeking acceptance for the proposed subdivision of a 5+ parcel located in McHenry County off of Algonquin Road. It is situated north of Country Creek Subdivision in Barrington Hills and east of the Whitetail Ridge Subdivision in unincorporated McHenry County. The proposal is to subdivide the parcel into two lots (Lot #1 1.5585 acres, Lot #2 3.2596 acres) but require no additional improvements. The zoning appears comparable with most surrounding classifications. This matter had been before the Commission at their August 8th meeting, but the applicant failed to appear.

Mr. Kosin explained that there was no evaluation required by the Commission; rather acknowledgement of the proposed plat as submitted as part of a statutory requirement on all properties located within 1-1/2 miles from the boundary of Barrington Hills.

Motion: Commissioner Roeser made the motion, seconded by Commissioner Stieper, to authorize the Village President to execute the plat as so advised by Special Counsel Gerald Callaghan. Motion carried unanimously by voice vote.

TRUSTEE'S REPORT: President Abboud, Lee Brown and Robert Kosin appeared before the McHenry County Board to present a land use plan regarding the Duda property. Trustee Knoop explained that the Village's role for this and other properties is its obligation in planning.

Trustee Knoop said the Board was continuing talks with Hoffman Estates.

There being no further business, the meeting was adjourned at 9:25 p.m. after being so moved and seconded.

Respectfully submitted,

Lou Anne Majewski
Recording Secretary

